

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on September 26, 2017, at 7:00 p.m. in the council chambers, Palmer, Alaska.

Mayor DeVries called the meeting to order at 7:00 p.m.

B. ROLL CALL

Comprising a quorum of the Council, the following were present:

Edna DeVries, Mayor	Linda Combs, Deputy Mayor
Richard Best	Steve Carrington
David Fuller	Brad Hanson
Peter LaFrance	

Also in attendance were the following:

Nathan Wallace, City Manager	Norma I. Alley, MMC, City Clerk
Michael Gatti, City Attorney	Pamela Whitehead, Minutes Recorder

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Wasilla Mayor Bert Cottle.

D. APPROVAL OF AGENDA

1. Approval of Consent Agenda
 - a. **Action Memorandum No. 17-063:** Authorizing the City Manager to Negotiate and Execute Change Order No. 1 with K&H Civil Constructors for the Bogard Booster Station Site Prep, in the Amount of \$27,858.95.
2. Approval of Minutes of Previous Meetings
 - a. September 12, 2017, Regular Meeting

Main Motion: To Approve Consent Agenda and Minutes.

Moved by:	Combs
Seconded by:	Fuller
Action:	Motion carried unanimously by all members present.
In favor:	Best, Carrington, Combs, DeVries, Fuller, Hanson, LaFrance
Opposed:	None

E. COMMUNICATION AND APPEARANCE REQUESTS

Item 1 - Presentation from ADOT Representative Sean Baski Regarding Glenn Highway MP 34-42 Projects Update.

Sean Baski, Project Manager, DOT&PF, and Dennis Linnell, Design Project Manager, HDL Engineering presented an update on the current status of the Glenn Highway reconstruction projects, including MP 34-

42 Reconstruction (phase 1), Parks to Old Glenn Pathway (in phases), and Colleen Street Intersection and Frontage Road (phase 2) and fielded questions from the Council.

Item 2 - Presentation of a Proclamation to Gerry Keeling for Her Dedicated Service as an Election Official.

Mayor DeVries read and presented a proclamation, from the Matanuska-Susitna Borough and Cities of Houston, Palmer, and Wasilla, to Gerry Keeling recognizing her 42 years of dedication and commitment as an election official.

Wasilla Mayor Bert Cottle and Borough Clerk Lonnie McKechnie on behalf of herself and Mayor Halter also presented congratulatory remarks in appreciation for Mrs. Keeling's service.

The Council took a brief recess from 7:27 to 7:46 p.m. to personally congratulate Ms. Keeling.

F. REPORTS

Item 1 – City Manager's Report

City Manager Nathan Wallace:

- Highlighted his written report, providing a staff update and data analysis for August 2017;
- Updated on the Waste Water Treatment Plant testing;
- Reported on the Borough meeting last week;
- Updated concerning sales tax revenue;
- Reported revenue overall projections are up for the year;
- Fielded questions from the Council.

Item 2 – City Clerk's Report

City Clerk Norma Alley:

- In response to question from last meeting, the State's deadline for write-in candidates is five days prior to the election, AS 15.25.105(c), which is the same for Palmer.

Item 3 – Mayor's Report

Mayor DeVries:

- Highlighted her written report;
- Reported she will be attending the AML Mayors Meeting;
- Asked council members for ideas on an auction item for the City to donate;
- Commented on upcoming events including: Assembly Meeting with Legislators on November 1, Opium Meeting at Wasilla High Theater on October 3;
- Discussed the fluorescent pedestrian crossing signs in the roundabout in front of Colony High School as an example of signs to place at major downtown crosswalks;
- Suggested a Golden Snow Shovel Award, similar to that described in the "Where we Live" Magazine, as an award for businesses keeping their walkways cleared;
- Commented on the recent Neighborhood Watch Meeting; very well attended with excellent presentations.

Item 4 – City Attorney's Report - None

G. AUDIENCE PARTICIPATION

Eugene Carl Haberman:

- Criticized the Borough's Certification of Election process; found it amazing to witness the cities tonight applauding the work of members involved with the election process, but ignore that the last three Borough elections were illegitimate (declared by him) because there was no advertisement to give the public the opportunity to attend and observe the Canvass Board dealing with the ballots;
- Quoted the resolution stating local elections were "open, fair, impartial, and trusted;" cited several examples why he believes this is not happening;
- Stated nothing is going to change as long as the parties in charge control the message and the public does not have the chance to correct it.

Lance Ketterling:

- Palmer resident, speaking solely for himself, spoke in opposition to the previous comments;
- Commented that Mrs. Keeling has done an outstanding job over the last 42 years and that it is in bad taste to deflect the topic to something else when the decision of the body tonight was to honor her and her alone; that her work should not be overlooked and she has been of enormous support and help for this community in the electoral process for four decades.

Curt Holler, Scout Master of Troup 367, Green Mountain Boys:

- Explained the Scouts are working on their Citizenship in the Community Merit Badge and one of the requirements is to attend/observe a public process meeting. They introduced themselves as follows:
 - Joseph Monhibono, Senior Patrol Leader of Troup 367;
 - Calum Colver, Assistant Patrol Leader of the Falcons, Star Scout;
 - Joseph Gehring, Troup 367, Star Scout;
 - Xander Backus, "no position of importance", Second Class Scout;
 - Evan Holler, Troup Bugler, Star Scout;
 - Declan Horner, new Scout, doesn't yet hold a rank;
 - Delano Horner, just joined, not yet a Scout.

Jack Horner:

- Resident at the corner of Inner and Outer Springer; encouraged the Council to annex his area.

H. PUBLIC HEARING

Item 1 – Ordinance No. 17-012: Amending the City of Palmer Municipal Code Chapter 5.04: Business Licenses.

Mayor Devries requested a staff report. City Manager Wallace explained the proposed amendments.

Mayor DeVries opened the public hearing at 8:16 p.m. There being no one coming forward to speak and hearing no objection, the public hearing was closed.

Main Motion: To Approve Ordinance No. 17-012.

Moved by:	Best
Seconded by:	Fuller
Action:	Motion carried unanimously by all members present.
In favor:	Best, Carrington, Combs, DeVries, Fuller, Hanson, LaFrance
Opposed:	None

I. ACTION MEMORANDA

Item 1 – Action Memorandum No. 17-064: Authorizing the City Manager to Enter into a Settlement and Mutual Release Agreement with Granite Construction Company, Releasing Granite Construction Company from their Effective Real Estate Exchange Agreement with the City of Palmer for the Price of \$150,000.00.

Upon request, City Manager Wallace provided a staff report summarizing background information and recommended the action be authorized. He also recommended the \$150,000 be placed in the water/sewer fund, which could be used for betterments along the Glenn Highway.

Main Motion: To Authorize Action Memorandum No. 17-064.

Moved by:	Best
Seconded by:	Fuller
Action:	Motion carried unanimously by all members present.
In favor:	Best, Carrington, Combs, DeVries, Fuller, Hanson, LaFrance
Opposed:	None

Following further discussion on where the money should go, general fund versus water/sewer fund, there was consensus to address the water/sewer issue at budget time and pass this action as presented.

J. UNFINISHED BUSINESS

Item 1 – Ordinance No. 15-003: Amending Palmer Municipal Code Chapter 17.08 Definitions, to include Section 17.08.072 Building or Structure, Temporary; adding Temporary Buildings or Structures as Conditional Uses under Chapter 17.28 Limited Commercial District, Chapter 17.32 General Commercial District, Chapter 17.36 Industrial District and Chapter 17.58 Business Park District and to amend Chapter 15.08 to Delete a Portion of Section 15.08.3103 Temporary Buildings or Structures (IM No. 17-017)

Council Member Best requested a staff report. City Manager Wallace noted the matter has been pending for two years; reminded that Planning and Zoning Commission (P&ZC) is currently reviewing all of Title 17 per Council direction which includes this item concerning temporary structures.

Council members discussed at length whether to pass this ordinance now or send it back to the P&ZC to be included in the work it is currently doing on Title 17.

Interim Community Development Director David Meneses provided historical background regarding Council approval of temporary buildings for longer than six months. Currently, P&ZC is waiting on the Council to either continue to require Council approval or allow approval by conditional use reviewed annually by P&ZC. There are currently some buildings out of compliance because of length of time where approval will need to be addressed.

Council Member Best addressed approval of the ordinance as presented versus postponing it again to send back to P&ZC, but this time with a requirement to make a recommendation either agreeing with the proposed changes or return it with a letter stating they do not agree with the proposed changes.

City Attorney Gatti advised that the Council has identified the best way to handle the item which is to refer it to the P&ZC with direction to provide a recommendation by date certain.

Primary Amendment #1: To refer Ordinance No. 15-003 back to the Planning and Zoning Commission with direction to provide the City Council with a clear recommendation by date certain of no later than the Council's first meeting in January, 2018.

Moved by:	Best
Seconded by:	Fuller
Action:	Motion carried unanimously by all members present.
In favor:	Best, Carrington, Combs, DeVries, Fuller, Hanson, LaFrance
Opposed:	None

Item 2 – Action Memorandum No. 17-061: Directing the City Clerk to Negotiate and Authorizing the City Manager to Execute an Agreement with eDocs Alaska for the Purchase of a Laserfiche Electronic Records Management System in the Amount of \$6,915.00 (Pending Motion).

City Manager Wallace recommended not approving the action for now, cited reasons why, and that some of the questions raised at the last meeting can be brought forward in a different report. City Clerk Alley was in agreement to kill Action Memorandum 17-061 for now.

Council Member Fuller asked for a timeline. City Manager Wallace provided an outline of what needs to be done to upgrade the City's system discussing infrastructure, electronic commerce, and electronic records keeping.

Mayor DeVries called for a vote on the pending motion from the September 12, 2017 Regular Meeting.

Main Motion: To Authorize Action Memorandum No. 17-061.

Moved by:	Best
Seconded by:	Fuller
Action:	Motion failed unanimously by all members present.
In favor:	None
Opposed:	Best, Carrington, Combs, DeVries, Fuller, Hanson, LaFrance

K. RECORD OF ITEMS PLACED ON THE TABLE

City Clerk Norma Alley reported the following are Items Placed on the Table:

1. Map handed out by DOT.
2. Letter from Mountain Rose Estates handed out by Mayor DeVries.

L. AUDIENCE PARTICIPATION

Eugene Carl Haberman:

- Reported on attending a recent Alaska Railroad Board of Directors Meeting at which his criticisms on their conduct of executive sessions and recommended changes were well received;
- Responded in rebuttal to the opposition comments by the Police Chief; argued that everything he earlier said with regard to the certification of elections process was true and would like to know, if anything, what he said wrong.

Delano Horner, Palmer resident,

- Lives at the corner of Inner and Outer Springer;
- Spoke to the "ton of accidents" that occur every year at this intersection;
- Encouraged a four-way stop be placed to help prevent so many accidents.

M. COUNCIL MEMBER COMMENTS

Deputy Mayor Combs:

- Commented on the recent Planning and Zoning Commission meeting she attended, thanked them for their service, applauded their work and how well they work together;
- Issued her annual challenge for the Great Palmer Pantry Push, which starts October 1 and benefits the Palmer Food Bank;
- Invited everyone to attend the Potato Bowl this Friday Sept. 29;
- Commented on the Saroma Sister City Farewell Potluck; and
- Enjoyed the presentation to Gerry Keeling, a sterling example of service to her community.

Council Member Fuller:

- Echoed the comments applauding Gerry Keeling;
- Applauded not only Palmer, but also Wasilla, Houston, and the Borough for recognizing public service of people who give of themselves to their community;
- Commended young Mr. Horner for the good job standing up to voice his concerns; and
- Wished the four candidates well that are running for election.

Council Member Hanson:

- Also echoed the comments commending Gerry Keeling for her contributions to the community; and
- Applauded Troop 367 for their participation, commented they've set a record for staying the longest of any group.

Council Member Best:

- Spoke to and commended Troup 367, noting they not only witnessed the celebration of commitment to community, but also the public process in an open forum; pointed out it's not always smooth but they were able to witness the entire process; that they should not ever feel intimidated by expressing concerns to boards and commissions.

Council Member LaFrance:

- Spoke in appreciation of the connectivity of the new path behind the Depot;
- Encouraged attendance at the final Thursday night run at Fox Run Campground, 6 p.m.;
- Reminded of the Mountain Rescue Fundraiser, October 7, at Ekultna; and
- Spoke in total support of a Golden Snow Shovel award for businesses.

Council Member Carrington:

- Thanked the Council for excusing him from the last meeting; he was a chaperone for his son's 4-day field trip; and
- Commented on Mr. Horner's concerns about accidents on his corner, noting it would be easier to work on it if we were to annex the Springer system.

Mayor DeVries:

- Asked the City Manager, in response to Mr. Horner's request, to prepare a letter to the State inquiring of traffic counts and number of accidents at the Springer intersection. Council Member Combs offered support.

N. ADJOURNMENT

With no further business before the Council, the meeting adjourned at 9:19 p.m.

Approved this 24th day of October, 2017.

Norma I. Alley, MMC, City Clerk

Edna B. DeVries, Mayor